



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 26, 2006

VI. 4.

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-11
3198-J AIRPORT LOOP DRIVE

DATE: JUNE 15, 2006

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611

PROJECT DESCRIPTION

The applicant is requesting approval of a conditional use permit to use a 6,080 square foot industrial building for a lecture hall and other multipurpose uses.

APPLICANT

The applicant is Javad Andalibian, who is also the owner of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND

The subject building is located within the Koll Irvine Industrial Complex, containing a mix of industrial uses comprised of manufacturing, office, warehouse and distribution, and auto repair. Non-industrial uses include the Orange Coast Free Methodist Church located at 3198-B Airport Loop Drive, and the Islamic Educational Center of Orange County located at 3194-B Airport Loop Drive. These aforementioned uses operate under conditional use permits to limit their parking and operational impacts on the surrounding businesses in the complex.

ANALYSIS

The applicant is proposing to operate a lecture hall in the subject building. According to the description/justification form submitted by the applicant (a copy of which is attached to this report), the use will consist of the following:

- Private celebratory and group condolence functions for family members and regular visitors;
- Group meetings for guidance, education, and instructional purposes;
- Guest lectures for marriage and women counseling;
- Administrative office facilities;
- Information sessions to organize outreach efforts to members of the community in need of support.

The activities will occur after 7:00 p.m. on Saturdays and Sundays and on a weekday (to be determined) once a month. The lecture hall has been designed with a maximum occupant load of 198 persons, however, according to the applicant, a maximum of 80-100 people would be at the facility at any one time. The offset hours of operation for the lecture hall will prevent parking conflicts with the other businesses within the center. The proposal was reviewed by the Koll Irvine Association to insure the use would not adversely impact surrounding uses in the complex, and they are in agreement with the proposal. It is staff's opinion the proposed use will be reasonably compatible with the surrounding area.

GENERAL PLAN CONFORMITY

The floor area ratio (FAR) for the entire site is 0.31, which exceeds the maximum allowable FAR of .30 for moderate traffic uses, but is considered legal nonconforming because of the mix of uses occupying the site. The proposed use will not increase the degree of nonconformity of the moderate traffic FAR and is, therefore, consistent with the General Plan.

ALTERNATIVES

If the conditional use permit were denied, it would prevent the use from expanding as proposed. The applicant could not submit substantially the same type of application for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

The offset hours for the proposed use would reduce any adverse impacts to businesses on the site. Therefore, staff supports the use.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Letter from Koll Irvine Association
 Zoning/Location Map
 Plans

cc: Deputy City Manager - Dev. Svs.
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Javad Andalibian
 I.S.C. Inc.
 P.O. Box 2518
 Laguna Hills, CA 92654

Pacific West Asset Management Corporation
 3191 D Airport Loop Drive
 Costa Mesa, CA 92626-3404

RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-11**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Javad Andalibian, owner of real property located at 3198-J Airport Loop Drive, requesting approval of a conditional use permit conditional use permit to use a 6,080 square foot industrial building for a lecture hall and other multipurpose uses; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 26, 2006;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-11 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for PA-06-11 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 26th day of June, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 26, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposed use is a lecture hall/multipurpose facility for group meetings, lectures, and administrative office facilities. The offset hours of operation will keep the use from impacting parking. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property and will not increase the site's degree of nonconformity with the General Plan with regard to floor area ratio.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- PIng.
1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 2. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 3. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 4. Hours of operation for meetings, classes, and similar gatherings shall be limited to the hours between 7:00 p.m. to 11:00 p.m., Saturdays and Sundays, and 7:00 p.m. to 11:00 p.m. on no more than one weekday a month.
 5. The use shall be limited to the type of operation described in the staff report, i.e., a lecture hall/multipurpose facility for group meetings, lectures, and administrative office facilities. Any change in the operational characteristics including, but not limited to, hours of operation, shall require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 6. If parking shortages or other parking-related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem.
 7. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
 8. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

PLANNING DIVISION - CITY OF COSTA MESA
DESCRIPTION/JUSTIFICATION

Application #:
Address:

Environmental Determination: *EXEMPT*

PA-06-11

1. Fully describe your request:

letter of request attached to this application.

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

What we are planning to do at the premises is private lectures and it will not be materially detrimental to any of the surrounding properties.

- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

Our building is 6400 sq. feet (80x80) and will be remodeling interior and minor exterior. Our business is a very high standard and would be great for our neighbors and even community.

(If appropriate)

widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the
search and reproduced on the rear of this page and have

publication indicated above.

☐ is included in the publication indicated above.

Signature

Date

February 15, 2006

I.S.C./Lecture Hall
Javad Andalibian
P.O. Box 2518
Laguna Hills, CA. 92654

Planning Division
City of Costa Mesa
77 Fair Drive, P.O. Box 1200
Costa Mesa CA. 92628

Re: Conditional Use Permit for I.S.C./Lecture Hall.

Dear Sir /Madam,

I have to request you to kindly permit me to use this facility to the purpose and activities in such a way that it will be substantially compatible with uses permitted in the same general area as per the following:

1. I will conduct private celebratory and group condolence functions for family members of our regular visitors.
2. I will have approximately ten group meetings yearly to guide, educate and instruct groups prior to their tour trips, and to describe their itineraries.
3. I will have lecturers visit us and give speeches on marriage /women counseling etc.
4. In the office portion I intend to prepare and send letters and fliers to those individuals who are out of town and want information about the program of the lectures.
5. I will conduct group meetings and /or information sessions to organize outreach efforts (such as flowers, food, and visits) to member in our community who are in need of help and moral support.

All these occasional functions will be conducted between the hours of 7:00 PM. and 11:PM. on weekends Sat or Sun.

The normal capacity will not be more than 80/100 persons who will be using off-office hours for parking. The premise is larger than required for normal use.

I hope the foregoing information is helpful. Please let me know should you require any further information.

Thank you.



Javad Andalibian.



April 17, 2006

Mr. Javad Andalibian
I.S.C. Inc.
P.O. Box 2518
Laguna Hills, CA 92654

**RE: REQUEST FOR APPROVAL OF I.S.C. INC. LECTURE HALL
3198J AIRPORT LOOP DRIVE
KOLL IRVINE COMMUNITY ASSOCIATION**

Dear Mr. Andalibian:

Thank you for your letter regarding dated March 22, 2006 requesting Association approval for a lecture hall at your property at 3198J Airport Loop Drive in the Koll Irvine Association.

I am pleased to inform you that your request to conduct lectures for the I.S.C. tour company has been approved by the Koll Irvine Association under the following conditions:

- All lectures and/or other activities may only occur during weekends or after 7:00 pm on weekdays.
- All lecture/event attendees must park their vehicles in the back parking lot next to the airport runway as indicated on the enclosed map.
- The number of persons allowed during business hours (6:00AM to 7:00PM weekdays) shall be limited to regular, daily business activities and shall not exceed 1 person per 100 square feet of usable office space in the 6,400 square foot building excluding bathrooms, storerooms and other non-occupied areas.
- I.S.C. Inc. shall be responsible for cleanup and removal of trash from the parking area and common area from the result of events.
- I.S.C. Inc. shall be required to contact the City of Costa Mesa to obtain required permits to conduct the requested activities.
- I.S.C. Inc. and its patrons must abide by any and all Koll Irvine Association CC&R's and Rules & Regulations.

Any violation of the above stated conditions will void the approved use variance for I.S.C. Inc. to conduct lectures or other activities at 3198J Airport Loop Drive in the Koll Irvine Association.

Should you have any questions, please feel free to contact me at 714-433-7300 Ext 213 or by Email at dhasan@pacificwest.cc

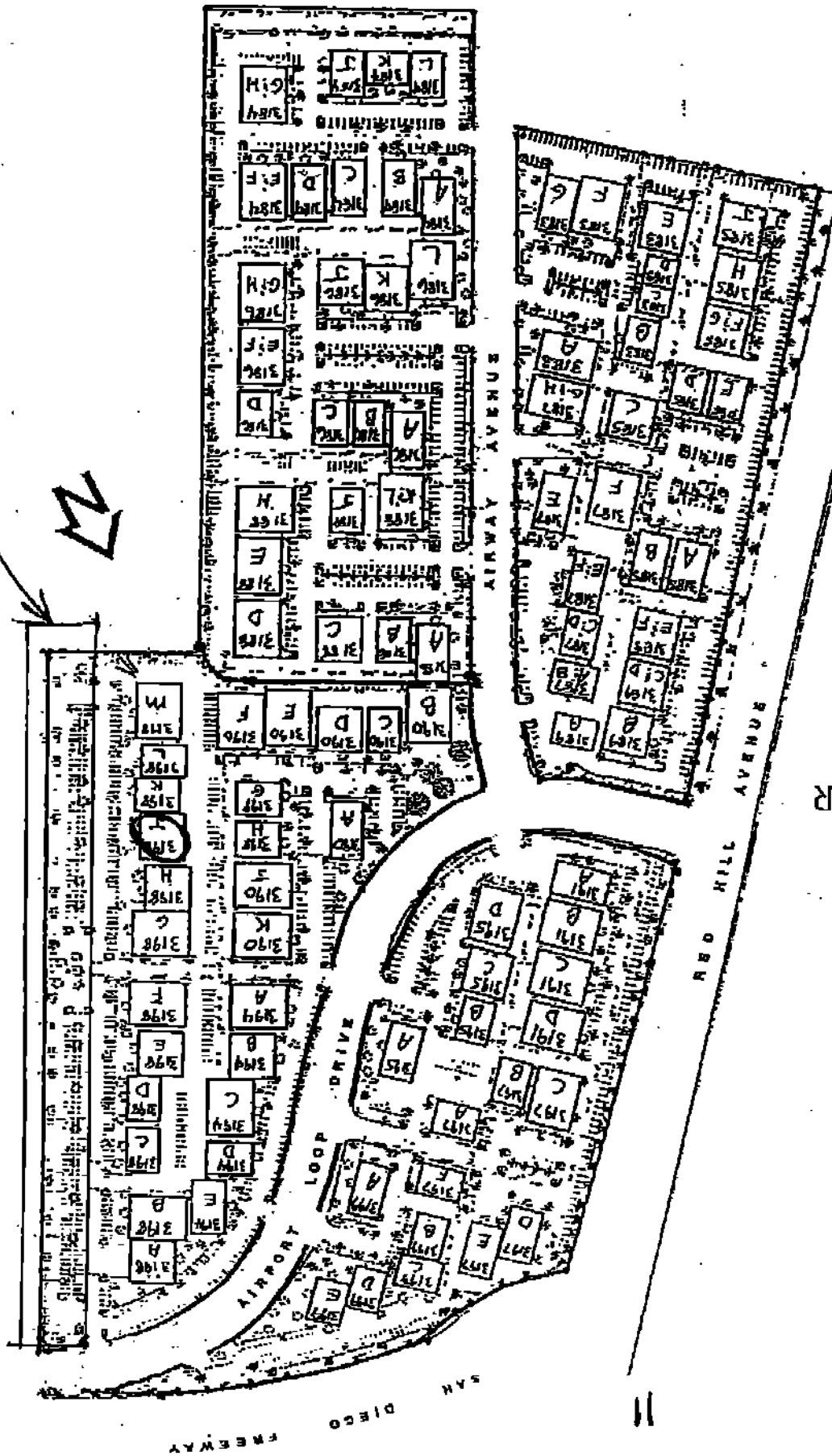
Sincerely,

Pacific West
Asset Management Corporation


David Hasan
Property Manager

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APPROVED PARKING AREA 3198-5



KOLL/IRVINE CENTER

ZONING/LOCATION MAP

PA-06-11

AIRPORT LOOP DR

42719209

AIRWAY AV

Legend



Selected Features
Street Names
Parcel Lines
Zoning

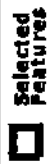
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PA-06-11

Legend



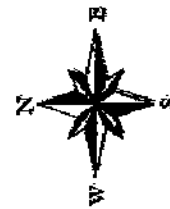
Selected Features

Street Names

Parcel Lines

Ortho Photography

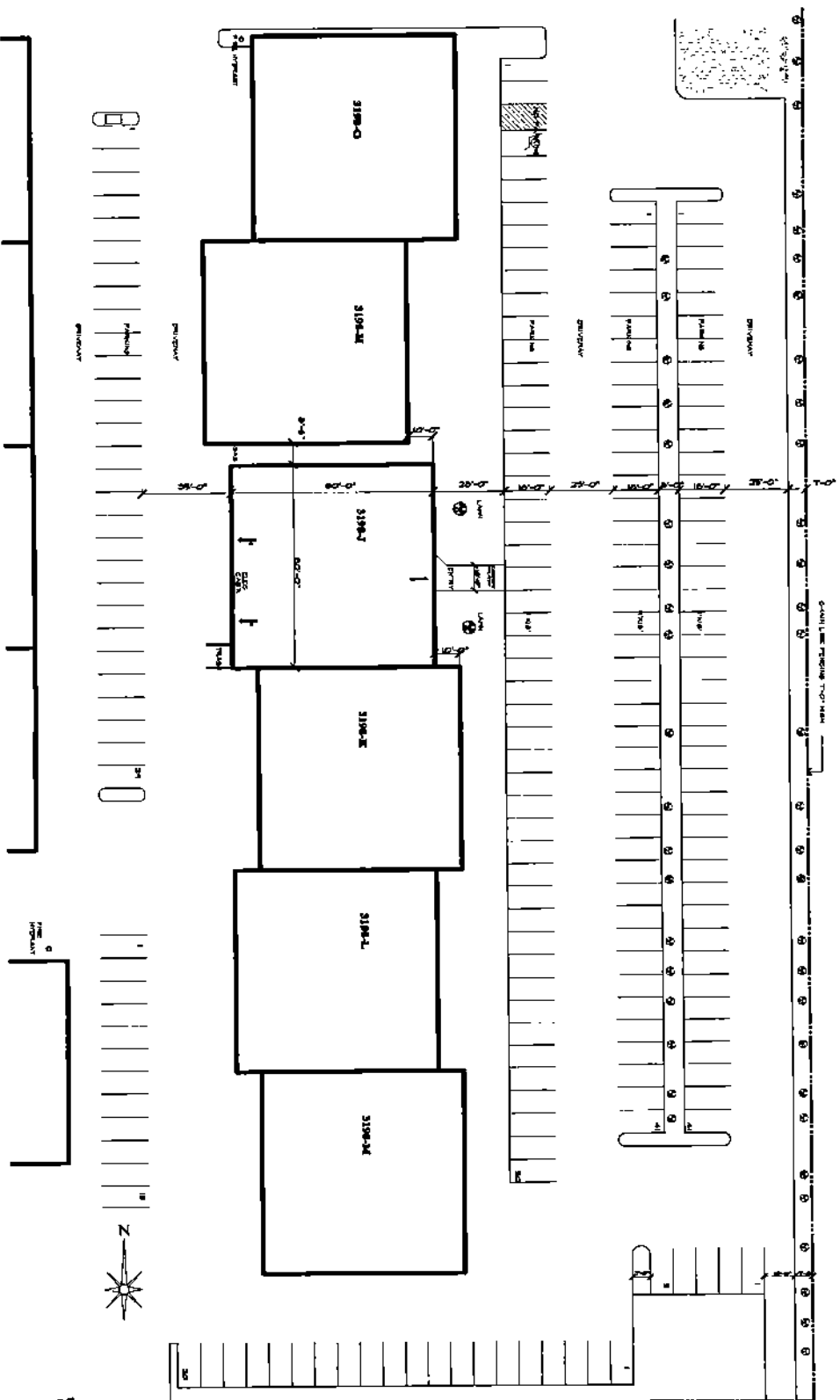
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JOHN WAYNE AIRPORT



FLOOR PLAN

